

**LEGAL DESCRIPTION**  
 LOTS 7, 8 AND 9 LESS STREET, AND LOTS 32, 33 AND 34 LESS THE SOUTH 10 FEET THEREOF, ALSO THE E 39FT OF LOT 30 AND ALL OF LOT 31 LESS S 10FT BLOCK 4, OF AMENDED PLAT OF MIAMI SUBURBAN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4 PAGE 73 OF THE MIAMI-DADE COUNTY, FLORIDA.

**ABBREVIATIONS**

AFF	ABOVE FINISHED FLOOR	INT.	INTERIOR
ALUM.	ALUMINUM	K.E.C.	KITCHEN EQUIP. CONTRACTOR
B.V.	BALL VALVE (FULL PORT)	L.L.	LANDLORD
B.O.	BOTTOM OF	M.C.	MECHANICAL CONTRACTOR
C.	CONDUIT	(N)	NEW
CO	CONDUIT ONLY	NIC	NOT IN CONTRACT
CW	COLD WATER	NTS	NOT TO SCALE
(E)	EXISTING	OA	OUTSIDE AIR
EC	ELECTRICAL CONTRACTOR	O.C.	ON CENTER
EWH	ELECTRICAL WATER HEATER	P.C.	PLUMBING CONTRACTOR
EXT.	EXTERIOR	R.R.	RETURN AIR REGISTER
FOF	FACE OF FINISH	R.H.	ROUGH-IN HEIGHT
FOS	FACE OF STUD	S.S.	STAINLESS STEEL
F.S.	FLOOR SINK	STL	STEEL
G.C.	GENERAL CONTRACTOR	STRUCT.	STRUCTURE, STRUCTURAL
H.W.	HOT WATER	T.O.	TOP OF
ID	INDIRECT DRAIN	WCO	WASTE CLEAN OUT

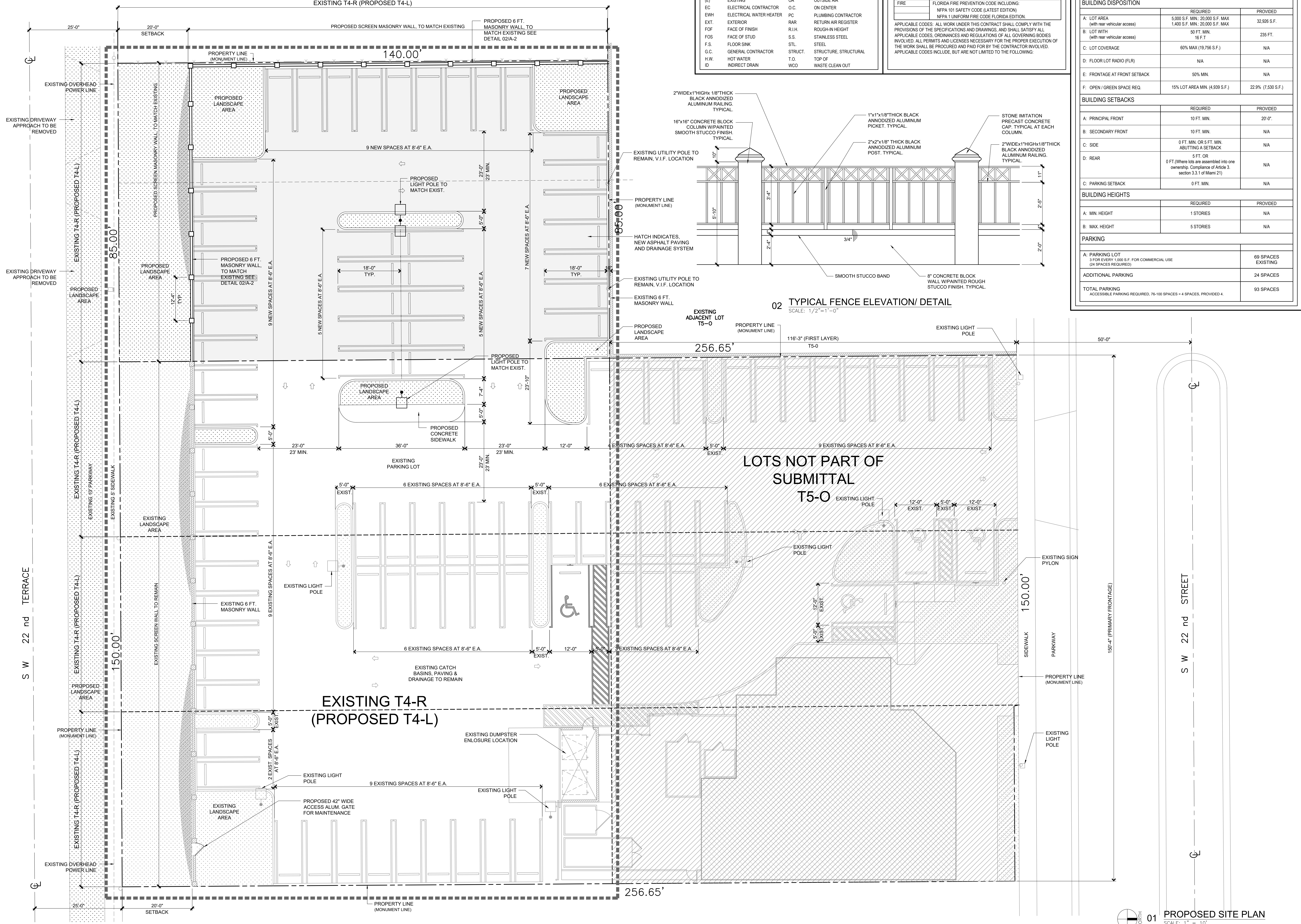
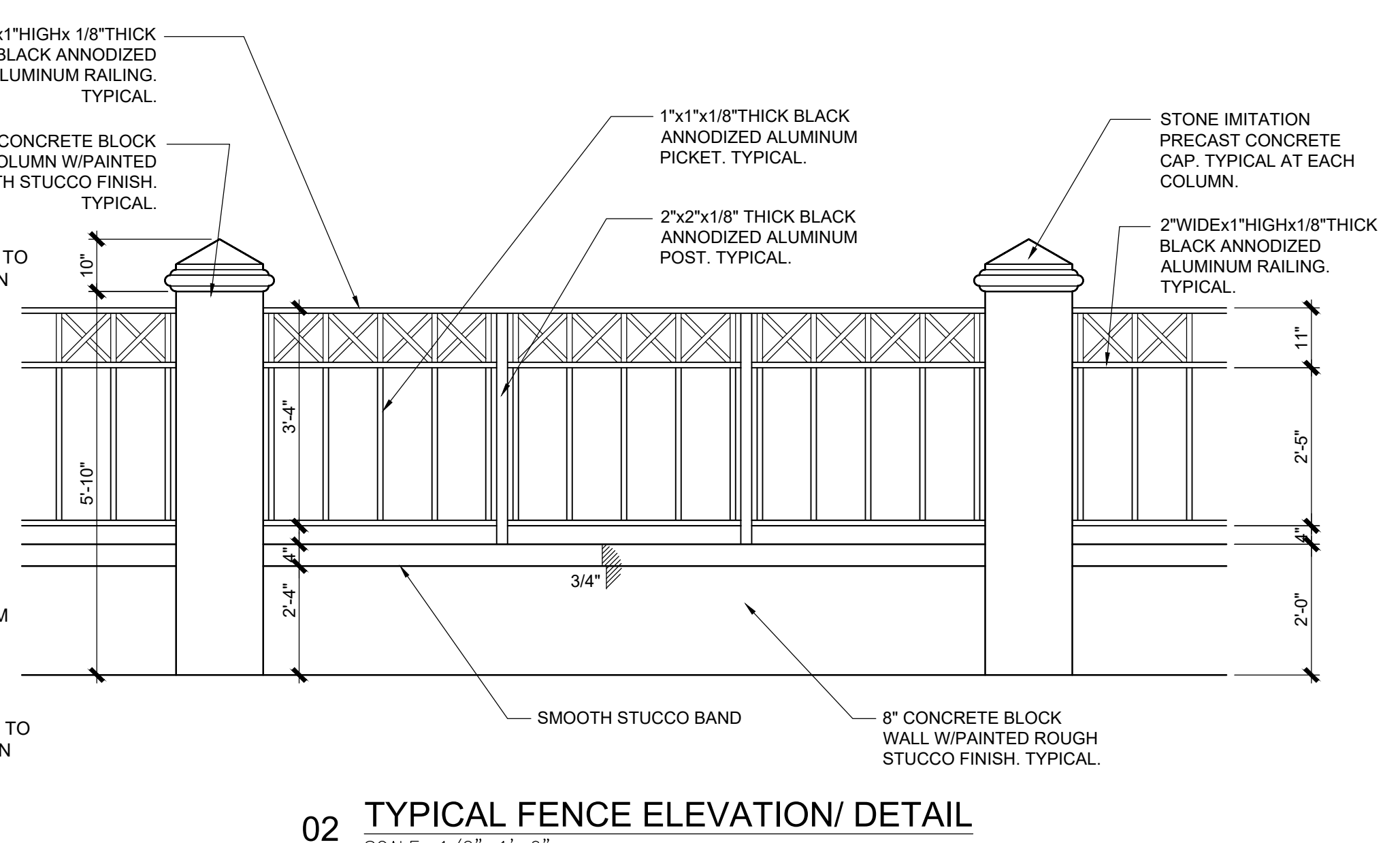
**PROJECT INFORMATION**

CODES	
BUILDING	2014 FLORIDA BUILDING CODE (FBC Fifth Edition)
PLUMBING	2014 FLORIDA PLUMBING CODE (FBC Fifth Edition)
MECHANICAL	2014 FLORIDA MECHANICAL CODE (FBC Fifth Edition)
ELECTRICAL	2014 FLORIDA ELECTRICAL CODE (FBC Fifth Edition)
ACCESSIBILITY	AMERICAN WITH DISABILITIES ACT (ADA)
	2014 FLORIDA ACCESSIBILITY CODE (FBC Fifth Edition CHAPTER 11)
FIRE	FLORIDA FIRE PREVENTION CODE INCLUDING: NFPA 101 SAFETY CODE (LATEST EDITION) NFPA 1 UNIFORM FIRE CODE FLORIDA EDITION.

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

**ZONING LEGEND - T4-R**

CODE ANALYSIS		
MUNICIPALITY	CITY OF MIAMI, MIAMI FLORIDA	
ZONING DESIGNATION	T4-R (URBAN GENERAL ZONE)	
OCCUPANCY CLASSIFICATION	ASSEMBLY	
F.A.R.	N/A	
BUILDING CONFIGURATION	RESTAURANT (COMMERCIAL/FOOD SERVICE ESTABLISHMENT)	
BUILDING DISPOSITION		
A. LOT AREA (with rear vehicular access)	REQUIRED 5,000 S.F. MIN.; 20,000 S.F. MAX. 1,400 S.F. MIN.; 20,000 S.F. MAX.	PROVIDED 32,926 S.F.
B. LOT WITH (with rear vehicular access)	REQUIRED 50 FT. MIN. 16 FT.	PROVIDED 235 FT.
C. LOT COVERAGE	REQUIRED 60% MAX (19,756 S.F.)	N/A
D. FLOOR LOT RADIO (FLR)	REQUIRED N/A	N/A
E. FRONTAGE AT FRONT SETBACK	REQUIRED 50% MIN.	N/A
F. OPEN / GREEN SPACE REQ.	REQUIRED 15% LOT AREA MIN. (4,939 S.F.)	PROVIDED 22.9% (7,530 S.F.)
BUILDING SETBACKS		
A. PRINCIPAL FRONT	REQUIRED 10 FT. MIN.	PROVIDED 20'-0"
B. SECONDARY FRONT	REQUIRED 10 FT. MIN.	N/A
C. SIDE	REQUIRED 0 FT. MIN. OR 5 FT. MIN. ABUTTING A SETBACK	N/A
D. REAR	REQUIRED 5 FT. OR 0 FT. (Where lots are assembled into one ownership. Compliance of Article 3, section 3.3.1 of Miami 21)	N/A
C. PARKING SETBACK	REQUIRED 0 FT. MIN.	N/A
BUILDING HEIGHTS		
A. MIN. HEIGHT	REQUIRED 1 STOREY	PROVIDED N/A
B. MAX. HEIGHT	REQUIRED 5 STOREY	PROVIDED N/A
PARKING		
A. PARKING LOT (3 FOR EVERY 1,000 S.F. FOR COMMERCIAL USE (24 SPACES REQUIRED))	REQUIRED 69 SPACES EXISTING	PROVIDED 69 SPACES EXISTING
ADDITIONAL PARKING	REQUIRED 24 SPACES	PROVIDED 24 SPACES
TOTAL PARKING (ACCESSIBLE PARKING REQUIRED, 76-100 SPACES + 4 SPACES, PROVIDED 4)	REQUIRED 93 SPACES	PROVIDED 93 SPACES



**01 PROPOSED SITE PLAN**  
 SCALE: 1" = 10'

**The Architects Group**  
 architecture  
 interior design

8850 NW 7 Street, Suite 101  
 Miami, Florida 33126  
 T. 3 0 5 - 7 4 0 - 0 1 5 0  
 F. 3 0 5 - 7 4 0 - 0 1 5 8  
 e-mail: togabi@tagabi.com  
 website: www.tagabi.com  
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**Sergios**  
 SINCE 1975  
 FAMILY RESTAURANT  
 12380 SW 30 STREET  
 MIAMI, FLORIDA 33158

TECHNICAL D.B.A.:  
**RE-ZONING FOR EXISTING LOT**  
 PROJECT:  
 3252 CORAL WAY  
 MIAMI, FLORIDA

DATE: 01.10.17  
 JOB NO: 1009-20  
 DRAWN: JDT  
 CHECKED: PR  
 REVISIONS:

Pedro P. Ramos, R.A.  
 FL. Lic. 10590

**SHEET TITLE:**  
 PROPOSED SITE PLAN  
**SHEET NUMBER:**  
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